

Cerys Jones

From: Philip Forster
Sent: 21 January 2016 09:16
To: planning_admin
Subject: FW: P/2016/0006_ Mulberry Inn
Attachments: Mulberry Inn Constraints.pdf

Flood officer response

From: Neil Taunt
Sent: 20 January 2016 13:56
To: Philip Forster
Subject: P/2016/0006_ Mulberry Inn

Hi Phil,

I have seen the above application and would like to make the following comments with regards to flood an water management.

The application site is identified as being at a high risk of surface water flooding as defined by the Updated flood map for surface water from NRW. There have been historical incidents of flooding affecting this site, associated with a culverted watercourse that is believed to pass beneath the proposed development site. This information is included on the attached constraints map.

It is unclear from the submitted information if the location of the buildings will be above the existing culvert. We would normally object to any proposals that would result in buildings being built above existing culverts because of health and safety reasons, increased maintenance cost and because the development could preclude any future options to alter , remove or maintain the structure.

Due to the known risk of flooding to the site, a flood consequence assessment should be submitted by the applicant (in accordance with the requirements of TAN15) to ensure flood risk to the site can be acceptably managed and, if required, mitigated, and that the development will not result in any increase in flood risk to the surrounding area. This assessment should also include details of how any impacts on the culvert believed to be running beneath the site will be avoided (noting comments above about building above existing culverts).

In the absence of this information being provided, and the risk demonstrated to be acceptable, I would recommend the application be refused.

If you have any questions on the above please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci
Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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